



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Holcombe Road, Rossendale, BB4 4NF

Offers Over £190,000

AN OUTSTANDING MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish interiors, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Helmshore. With an open plan dining kitchen and neutral decoration, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room boasts enviable cast iron multi fuel burner and leads through to a contemporary fitted dining kitchen. The first floor comprises of doors on to two generously sized bedrooms, modern fitted bathroom and staircase to the second floor. The second floor benefits from a third bedroom. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

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 3  1  1  D

- Beautifully Presented Mid Terrace Property
 - Open Plan Dining Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Perfect Family Home
 - Tenure Leasehold
- Three Piece Bathroom
 - Low Maintenance Yard to Rear
 - Council Tax Band A

Ground Floor

Entrance Hall

4'6 x 3'0 (1.37m x 0.91m)
UPVC double glazed frosted front door, meter cupboard, smoke detector, hardwood single glazed frosted door to reception room one and stairs to first floor.

Reception Room One

11'10 x 11'7 (3.61m x 3.53m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, cast iron multifuel burner with stone hearth, exposed brick surround and oak mantel, television point and hardwood single glazed frosted doors to open plan kitchen/dining area.

Reception Room Two

21'0 x 14'9 (6.40m x 4.50m)
Two UPVC double glazed windows, range of panelled wall and base units with wood effect work surfaces, composite sink and drainer with mixer tap, four door Leisure range with five ring gas hob, hot plate, integrated extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated washing machine, integrated dryer, smoke detector, understairs storage, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7'2 x 2'5 (2.18m x 0.74m)
Smoke detector, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

11'8 x 11'6 (3.56m x 3.51m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

11'11 x 10'2 (3.63m x 3.10m)
UPVC double glazed window, central heating radiator and integrated storage.

Bathroom

8'11 x 4'3 (2.72m x 1.30m)
UPVC double glazed frosted window, heated towel rail, dual flush WC, tiled panel bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, tiled elevations, spotlights, PVC to ceiling and wood effect tiled flooring.

Second Floor

Landing

6'7 x 2'5 (2.01m x 0.74m)
Feature wall light, smoke detector and sliding door to bedroom three.

Bedroom Three

14'9 x 14'1 (4.50m x 4.29m)
Two Velux windows, central heating radiator and integrated eave storage.

External

Rear

Enclosed yard.



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